

APPLICATION FOR DEVELOPMENT APPROVAL AND ZONING RELIEF;

SPECIAL USE PERMIT AND VARIATION

To: Jill H. Ziegler, AICP
Community Development Director
Village of Westmont
31 W. Quincy Street, 60559
jziegler@westmont.il.gov

Dr. Jessica Torok DVM (Petitioner and Leaser) submits this Application and its supporting documents to petition the Corporate Authorities for approval of certain zoning relief in order to construct an Animal Hospital/veterinarian Office of 4,000 square feet in size in accordance with a Preliminary Plan (attached hereto) on the below described property ("Property"). Based on the regulations set forth in the Westmont Zoning Code ("WZC"), the requested zoning relief will have to be considered by the Plan Commission and the Village Board as noted below.

Applicant: Dr. Jessica Torok
765-426-0093
Dr.jessica.torok@gmail.com

Subject Property Address: 35 N Cass Avenue

Legal Description: LOT 18 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 10, 1921 AS DOCUMENT NUMBER 150101, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 0910112004

Lot Size: 0.10 Acres

Current Zoning District: B-1

Zoning Relief Requested:

1. Request for a Special Use Permit allowing for the proposed 4,000 s.f. Animal Hospital/Veterinary Office to be constructed and operated at 35 N Cass Ave., Westmont, IL.
2. Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.
3. Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

I. INTRODUCTION

Urban Veterinary Associates tenant buildout project

In addition to the narrative provided for project, per the Village Code we have answered the guidelines relating to all zoning relief required for approval. We believe that the project is worthy of approval and will become an asset to the Village.

Project Description

I proposed to create an Animal Hospital at the location: 35 N Cass Avenue in Westmont, IL. This is a freestanding building, approximately 4000 sqft in size, 3000 sqft of which will be built out / initially fixtured. This site was selected based on its location in a downtown area, the goal of the Village to redevelop/ rejuvenate the area, and the building's high visibility on Cass Avenue. I have been seeking a location for my hospital for nearly 2 years. This particular place allows for a great family feel, to be part of a community and to improve an existing structure.

Being part of a thriving downtown region allows for high visibility for a new business. In addition, this type of service is not currently offered in the downtown Westmont vicinity.

My goal is to create an environment where clients, pets and their families can feel welcome, safe, relaxed and trust that they are being offered the very best care options at every visit. A clinic where a follow up call is given to every pet that comes in, regardless of whether it was a wellness visit or a sick pet appointment. A doctor will call every client with their lab results as soon as they are available and discuss the next steps, best options and alternatives to fit in the family's budget.

Upon opening, I will be seeking accreditation from the American Animal Hospital Association (AAHA). This is a certifying agency which has established standards of care across the veterinary profession. They ensure high quality medical equipment, practices and decisions are being offered to every patient. Unlike human medicine, there is not a regulation dictating how patients should be handled in particular situation. This means that the pain management offered in a non-accredited animal hospital may not be sufficient to control pain, because there aren't guideline to which they are held. AAHA Certification ensures clients that there are no corners being cut where their pet's care is concerned.

The clinic will have 4 exam rooms, a surgical suite, separate pharmacy and treatment areas, an employee space for meetings and dining, and a dental surgery suite. There will be digital radiography for dental, orthopedic and surgery films to be acquired, as well as Ultrasound, in house laboratory analyzers for hematology and critical care. The lobby will have windows which could be opened to allow for open air and a family atmosphere. Approximately 8 people could be seated in the lobby at any given time, with additional "pet seats" intermingled. In addition, there will be areas designated to retail sales of veterinary recommended products, including, but not limited to: pet food, shampoo, treats, toys, leashes and harnesses, behavioral modification products, etc.

Overall retail sales are projected to be approximately 15-20% of gross revenues. Annual projected gross revenue for 1 DVM, after the first year: \$400,000-\$600,000. For 2 DVMs, this figure increases to \$600,000- \$800,000. This is a variance between \$60,000- \$120,000 per year in taxable retail sales.

Services provided would be unique to the area. Having trained as a surgical technician, veterinarian, as well as completing an internship, I have garnered a skill set not commonly seen amongst general practitioners. Although there are multiple veterinary hospitals serving the region, none so far can propose to provide all of the following under one roof:

- Orthopedic and soft tissue surgeries
- Exotic pet care (fish, birds, rabbits, ferrets, chinchillas, etc.)
- Diagnostic ultrasound
- Digital dental radiography/ Oral surgery
- Routine Pet Wellness Services
- Emergency Care
- House Calls

The exterior of the practice is equally important to the interior. This is essentially the “first impression” that many prospective clients will see. The facade of the current building will be updated to allow for more light, increased efficiency for utilities and attractive signage. At no time will animal waste or feces be present in front of or around the buildings. This will be monitored by the reception staff at several intervals daily to ensure cleanliness and a professional appearance.

Signage would include the logo and name: Urban Veterinary Associates, above the front entrance, on the Western facade, facing Cass Ave, as well as a round sign, extending from the same facade, visible to passersby traveling North/South. Numbers on the exterior of the building would be easily visible and reflect the clean, minimalistic image of the interior. We will be applying to the Village for assistance with facade improvements.

Initial staffing would include 2 veterinary technicians, one receptionist/ hospital manager and myself. Often times the technicians will be working alternate shifts to minimize overtime and expenses. As the client base is increased additional staff will be added to support the doctor.

There are opportunities for Veterinary students to visit the clinic for externship experiences. This exposes them to cases and scenarios they cannot see at the University. Teaching is one of the most rewarding experiences and I look forward to formalizing an externship position/ experience with AAHA.

As there are residences immediately across the alley from the rear of the building, we will be requesting a variance of the 100ft that is proposed between residences and a veterinary hospital.

No medical waste would be outside of the building at any time. All medical waste is stored in marked containers, inside the hospital and removed by a certified medical waste disposal company.

There are 3 parking spaces available at the immediate rear of the building, one of which will likely be consumed by waste disposal containers (trash and recycling). Employees would obtain parking permits and park in the Metra lots/ spaces. This is about 2 blocks away from the proposed clinic site. If necessary, we will request a waiver for the downtown parking space requirement. It may be necessary for us to pay an annual “parking fee in lieu”.

Client parking can be found immediately in front of the business on Cass Avenue, just to the North of the practice on Irving Avenue, as well as in the public surface lot on the corner of Cass and Irving. The busiest times of day for client parking would likely be in the morning (8-8:30am for surgery drop offs)

which is prior to the opening of the adjacent retail businesses; and between 5-7pm when clients arrive home after work and have time to bring in their animals.

Thank you for your consideration and help with this project.

II. PETITION FOR REQUESTED ZONING RELIEF

1. Request for a Special Use Permit allowing for the proposed 4,000 s.f. Animal Hospital/Veterinary Office to be constructed and operated at 35 N Cass Ave., Westmont, IL.
2. Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.
3. Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

III. SPECIAL USE PERMIT STANDARDS

Request for a Special Use Permit allowing for the proposed 4,000 s.f. **Animal Hospital/Veterinary Office** to be constructed and operated at 35 N. Cass Ave., Westmont, IL. A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees:

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general Welfare.

The Animal Hospital Special Use will not diminish the public health, safety, and welfare. The establishment, maintenance, or operation of the proposed Animal Hospital will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The proposed animal hospital will offer convenient and essential health services to resident's pets in the community.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The applicant is proposing exterior improvements to a building that has been vacant for 10 years. The improved and maintained use of this existing building on North Cass Avenue will add Value and interest to the existing streetscape. Proposed Infrastructure improvements such as Fire suppression sprinkler system also add value and life safety to the building and its neighbors.

The business will not offer overnight care of animals and will transfer animals in need of overnight care to a 24 hour care facility.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The applicant's proposed small service based business offers a good fit for the vision of your Downtown business District.

4. That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

The project is an existing building. Proposed changes will not alter existing access ways or drainage. The water service to the existing building will be improved to accommodate Fire Suppression Sprinkler system.

5. That Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The project utilizes street parking off of North Cass Avenue and the existing Alley. Staff parking will utilize Metra lot to minimize impact on available street parking.

6. That the Special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission

The Proposed use and development complies with all additional standards imposed on it by the particular provision of this code other than variations that are being requested as part of this request.

IV. VARIATION STANDARDS

The following variations are being requested.

- Request for Variation of Off-Street Parking Requirements from 8 spaces required to 3 spaces provided. Staff parking to be accommodated with Metra Lot Permits.
- Request for Variation from residential set back from veterinary use of 100 feet. 34'-6" provided.

The Planning and Zoning Commission must find evidence that the request meets three standards of Variance defined in the Zoning Ordinance.

- A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

The property is located in the central business district where land for parking is very limited. The existing building and property allows the applicant to provide 3 spaces on site at the rear of the building. Staff will acquire Metra lot permits as required to mitigate loss of street parking for staff use and will utilize the "cash in lieu of" at Village of Westmont's discretion for street parking business use.

The site location is in the central business district with proximity to Residential to the rear of the property. This Proximity puts our Veterinary Hospital use closer than the

required 100 foot set back. The comprehensive plan vision for mixed use residential uses along Cass Avenue focuses on Business uses within a residential district. We feel the proposed veterinary service will provide needed animal care for local pets of the Westmont Downtown District at a convenient walkable location. The required setback cannot be accommodated base on the existing building layout.

- B. The plight of the owner is due to unique circumstances.

The Village of Westmont has provided provisions for business on North Cass Avenue to utilize street parking to accommodate parking needs along with utilization of the Metra Lot for staff parking. We feel our request is consistent with these provisions.

- C. The variation, if granted, will not alter the essential character of the locality

The requested variations will not alter the character of the locality. The existing building will be improved with façade enhancements that will provide much needed maintenance to a building that has sat vacant for the last 10 years.

Staff performs routine clean-up of outdoor areas to ensure surrounding area is kept clean

There is no overnight care of animals at the proposed facility. All overnight needs are transferred to a 24 hour care center.

VII. CONCLUSION

Jessica Torok, DVM requests that the Corporate Authorities approve the zoning relief requested above so that an Animal Hospital/Veterinary Office can be constructed on the Property.

By: _____

Jessica Torok, DVM

Date: 8 / 04, 2016.



*Westmont
Economic Development
Committee*



I would like to thank all of you, in advance, for your time and consideration of this proposal. I will do my very best to give you a concise idea of the project scope and vision, in preparation for the formal presentation on August 3rd, 2016. I will begin with a background of my experience and education, followed by a description of the project, and will wrap up with the impact of how Urban Veterinary Associates fits into the overall development plan for Westmont.

Background and Experience

I was raised in Bismarck, ND and upon graduation from High School spent several years serving as a Hospital Corpsman in the US Navy. I was selected for specialized training as a Surgical Technologist and had the pleasure to be stationed in Great Lakes, IL; San Diego, CA; Bethesda, MD; and finally, overseas in Okinawa Japan. Throughout my time on active duty, I pursued my undergraduate pre-requisites for Veterinary School. I applied to Purdue University School of Veterinary Medicine in the Fall of 2003 and was accepted on my first attempt.

While in Veterinary School, I was actively involved in the betterment of the academics and educational evolution of the students, by serving for 4 years on both the Teaching Evaluation and Curriculum (revision) Committees while attending Purdue. In addition, I held several key leadership positions within the Student American Veterinary Medical Association (SAVMA): President, Past President, and Parliamentarian.

As SAVMA President I organized events that resulted in direct funding for 35 students to attend the annual SAVMA convention. This conference is focused on surgical skills training, continuing education at the student level, and exploration of employment opportunities following graduation. Prior to this endeavor, Purdue University had never had more than 3 students in attendance to this conference. The teamwork and communication skills required for the success of this event carry over to successful business practice.

Upon graduation in the top 15% of my class, I received awards for:

- Small Animal Clinical Proficiency, Pfizer Animal Health
- Excellence in Surgery, Ethicon
- Excellence in Small Animal Surgery, American College of Veterinary Surgeons
- Outstanding Student ER and Critical Care, Veterinary Emergency and Critical Care Society
- Outstanding Senior Veterinary Student, AVMA Auxiliary

Following Completion of Veterinary School in May 2008, I was awarded an internship in Small Animal Internal Medicine and Surgery at Purdue University. This presented me the opportunity to hone my diagnostic and surgical skills while teaching Senior Vet Students and presenting case studies to the attending doctors.



My "official" practice experience began in Lafayette, IN in a small, privately owned animal clinic. I was with this hospital for 4 years before moving to Chicago to accept a position as Medical Director of a busy and progressive small animal hospital in the River North neighborhood.

In Chicago, I gained tremendous experience managing the emotional aspects of a hospital, training the staff, and remodeling the culture of a practice to eliminate negativity. The other skills I gained were on the business side: managing a PNL statement, increasing profitability and improving the level of medical care and customer satisfaction. Within 3 years, under my leadership, the hospital improved from 29% profitability and gross production of 3.1 million per year to 36% profitability and gross production of 4.5 million per year. The turnover rate among hospital staff was decreased by 80% and client experience ratings consistently improved during this tenure.

Although I loved this position, my goal has always been to own my own hospital and be able to create an overwhelmingly positive work environment that delivers exponentially better care and service than any other hospital to date. I had a very restrictive non-compete covenant in my contract, which hindered my goal. I attempted to renegotiate this component of the contract, but was not successful. I resigned this position in September 2015, and continue to provide contract services to this company.

I accepted a position with a competitor to gain additional experience until my non-compete covenant expired. I was hired to be the Medical Director of 3 suburban hospitals simultaneously. The professional development path this company offered was very organized and allowed me to identify some deficits in my experiences to date. Regardless of the echelon of development offered, the medical standards were not compatible with the way I wish to practice. I had daily ethical dilemmas about patient safety and the type of relationships and services being cultured. As it became clear that this was not the type of medicine I wished to practice, I resigned. Although this position was not a good fit for me, I was still able to take home some particularly beneficial knowledge.

At this time, I started a house call practice to continue to serve my clients in the city, began networking with colleagues, and commenced doing relief work at various hospitals throughout the Chicagoland area. Relief work consists of covering shifts in various hospitals when they are short-staffed, requiring proficiency as a general practitioner, surgeon, dentist, anesthesiologist, and emergency room doctor. Working independently has provided me with the opportunity to evaluate the overall patient flow, staffing needs and business acumen of multiple hospitals, and has been invaluable in clarifying the vision for Urban Veterinary Associates.

I continue to maintain active memberships in the American Veterinary Medical Association, the American Animal Hospital Association, and the Veterinary Emergency and Critical Care Society. Since 2008 I have been Federally Accredited, which allows me to perform certifications for animal transport to and from other countries and the United States. I am licensed, in good standing, to practice Veterinary Medicine in Illinois and Indiana and maintain a current Drug Enforcement Agency (DEA) license to dispense controlled substances (narcotics).



Project Description

I propose to create an Animal Hospital at the location: 35 N Cass Avenue in Westmont, IL. This is a freestanding building, approximately 4000 sqft in size, 3000 sqft of which will be built out / initially fixtured. This site was selected based on its location in a downtown area, the mutually beneficial goal of the Village to redevelop/rejuvenate the area, and the building's high visibility and traffic flow on Cass Avenue. I have been seeking a location for my hospital for nearly 2 years. This particular venue allows for a great family feel, to be part of a community, and to improve an existing and outdated structure. In addition, this type of service is not currently offered in the downtown Westmont vicinity.

My goal is to create an environment where clients, pets and their families can feel welcome, safe, relaxed, and trust that they are being offered the very best care options at every visit. My clinic will provide a follow up call for every pet that comes in, regardless of whether it was a wellness visit or a sick pet appointment. A doctor will call every client with their pet's test results as soon as they are available to discuss the next steps, best options, and alternatives. This discussion will be sensitive to each family's wishes, beliefs, and budget.

Upon opening, I will be seeking accreditation from the American Animal Hospital Association (AAHA). <https://www.aaaha.org/default.aspx> This is a certifying agency which has established standards of care across the veterinary profession. "To become accredited, companion animal hospitals undergo regular comprehensive evaluations by AAHA veterinary experts who evaluate the practice on approximately 900 standards of veterinary care."

AAHA ensures high quality medical equipment, practices, and decisions are being offered to every patient. Unlike human medicine, there is not a regulation dictating how patients should be handled in a particular situation. There is not a 'standard of care' for animals. This means that the pain management offered in a non-accredited animal hospital may not be sufficient to control pain, because there aren't guidelines to which they are held. AAHA Certification ensures clients that there are no corners being cut where their pet's care is concerned, and in fact, every effort has been made to ensure quality of care and superior service.

The clinic will have 4 exam rooms, a surgical suite, separate pharmacy and treatment areas, an employee space for meetings and dining, and a dental surgery suite. There will be separate digital radiography units for dental and routine films (X-rays) to be acquired, as well as Ultrasound, and in-house laboratory analyzers for hematology and critical care.

The lobby will have windows which could be opened to allow for a welcoming, open air atmosphere. Approximately 8 people could be seated in the lobby at any given time, with additional "pet seats" intermingled. In addition, there will be areas designated to retail sales of veterinary recommended products, including, but not limited to: pet food, shampoo, treats, toys, leashes and harnesses, behavioral modification products, etc.

Overall retail sales are projected to be approximately 15-20% of gross revenues. Annual projected gross revenue for 1 DVM, after the first year: \$400,000-\$600,000. For 2 DVMs, this figure increases to \$600,000- \$800,000. This is a variance between \$60,000- \$120,000 per year in taxable retail sales.

Services provided would be unique to the area. Having trained as a surgical technician, veterinarian, and completed an internship, I have garnered a skill set not commonly seen



amongst general practitioners. Although there are multiple veterinary hospitals serving the region, none so far can propose to provide all the following under one roof:

- Orthopedic and soft tissue surgeries
- Exotic pet care (fish, birds, rabbits, ferrets, chinchillas, etc.)
- Diagnostic ultrasound
- Digital dental radiography/Oral surgery
- Routine Pet Wellness Services
- Emergency Care
- House Calls

The exterior of the practice is equally important as the interior. This is essentially the “first impression” that many prospective clients will see. The facade of the current building will be updated to allow for more light, increased efficiency for utilities and attractive signage. Animal waste or feces will not be tolerated in front of or around the building at any time. This will be monitored by the reception staff at several intervals daily to ensure cleanliness and a professional appearance.

If pet waste is noted outside the building, it will be immediately removed and remediated with bleach water. During winter months, it will be shoveled, the area remediated and pet-friendly sidewalk salt placed on the walk to avoid ice accumulation.

Signage would include the logo and name: Urban Veterinary Associates, above the front entrance, on the Western facade, facing Cass Ave, as well as a round sign, extending from the same facade, visible to passersby traveling North/South. Numbers on the exterior of the building would be easily visible and reflect the clean, minimalistic image of the interior. There will be an application to the Village for assistance with facade improvements.

My previous experiences as Medical Director of 3 separate practices, one private and two corporate, as well as my current experience managing a successful house call and relief doctor practice will allow me to easily manage the day to day activities of a veterinary hospital.

Initial staffing would include 2 certified veterinary technicians, one receptionist/hospital manager and myself. Often times the technicians will be working alternate shifts to minimize overtime and expenses. As the client base is increased, additional staff will be added to support the doctor.

There are opportunities for Veterinary students to visit the clinic for externship experiences. This exposes them to cases and scenarios they cannot see at the University. I have found teaching to be a very rewarding experience and I look forward to formalizing an externship position/experience with AAHA.

The flow of a veterinary hospital is much different from that of an MD's office. Upon entrance to the clinic, clients will approach the desk to check in. Since we will make appointments for clients every 30-45 minutes, it is easier to anticipate who is arriving, greet them and have them checked in quickly.

Within 5 minutes of check-in, clients will be shown to an exam room for measurement of vital signs and medical history, which takes approximately 5 minutes. (At this time the client has been in the clinic for about 10 minutes.) The technician then briefs the Veterinarian and the two



of us will proceed together to the room to complete a physical exam and discuss treatment options with the owner. Once a plan is agreed upon, the pet will have the appropriate treatments administered/diagnostics performed. Depending on the extent of the pet's needs, for minor illnesses or routine wellness appointments, this portion usually takes anywhere from 10-15 minutes. (At this time the client has been in the clinic for about 20-25 minutes.) Lastly, the client will return to the desk, check out and the next client will be arriving.

There is not a great deal of overlap between clients; when there is, they are not usually in the lobby together for more than 5 minutes at either side of the visit. In cases where the pet requires more extensive diagnostics (x-rays, critical care lab work, etc.) or has suffered an injury which requires sedation or surgery, the owners will often leave the pet with us and return to pick them up at a later, scheduled time.

I project that a second DVM will be added within 24 months of inception. Once a new Associate is added, there will be increased traffic to the clinic. This would be moderated by having only one DVM seeing appointments while the other is in surgery, alternating hours to allow for both DVMs to have shorter work hours (one starting earlier, one later and departing accordingly), and alternating appointment start times so that the lobby does not become congested.

As there are residences immediately across the alley from the rear of the building, we will be requesting a variance of the 100ft that is proposed between residences and a veterinary hospital.

There will not be any medical waste outside of the building at any time. All medical waste is stored in marked containers, inside the hospital, and removed by a certified medical waste disposal company.

There are 3 parking spaces available at the immediate rear of the building, one of which will likely be consumed by waste disposal containers (trash and recycling). Employees would obtain parking permits and park in the Metra lots/ spaces. This is about 2 blocks away from the proposed clinic site. If necessary, we will request a waiver for the downtown parking space requirement. It may be necessary for us to pay an annual "parking fee in lieu".

Client parking can be found immediately in front of the business on Cass Avenue, just to the north of the practice on Irving Avenue, as well as in the public surface lot on the corner of Cass and Irving. The busiest times of day for client parking would likely be in the morning, (8:00-8:30am) which is prior to the opening of the adjacent retail businesses; and between 5:00-7:00pm when clients arrive home after work and have time to bring in their animals.

Financing for this project has already been obtained through Bank of America. I am in the process of negotiating the lease for the space, and anticipate an agreement within the next 2 weeks. The lease execution is contingent upon approvals from all appropriate authorities within the Village of Westmont.



Economic Development Impact

A veterinary hospital is a very clean, updated, technologically advanced and desirable business model. It draws employees and patrons that are educated, middle to upper class, and have a negligible incidence of infringement on the community.

When reviewing the Westmont Comprehensive Plan the most important issues that residents cited for the Village were "revitalizing downtown" (64%), followed closely by "improving overall community appearance and character" (45.1%). Many of the focus groups expressed concern regarding the downtown corridor and identified the areas along Cass Ave. at Burlington Ave. and Naperville Rd. as areas in need of revitalization. Vacant buildings, outdated facades, and lack of retail were offered as points of improvement. There was an expressed desire for more family owned businesses with more variety and better quality.

My proposed project lands squarely within the parameters to improve the retail opportunities, provide an increased variety of services, improve appearance and character of downtown, as well as incorporate a family owned business.

The benefit to the community will be a new small business owner, invested in the well-being of the Village with a strong history of community involvement and leadership. In addition, the physical improvement of the property to modern standards, the elimination of a long standing vacancy in this location, will undoubtedly contribute to the attraction of new businesses to the area and further current community development goals.

There will be business to business effects generated as the hospital purchases supplies and associated (accounting, legal, advertising, waste management, and recycling) services, as well as increased revenue to associated utility companies. Business to consumer effects, related to salaries earned by the veterinarian, veterinary technicians, and support staff, will be present even prior to the practice opening, leading to labor income which can be redirected back into the Westmont economy.

The initial employment opportunities will be 4, expanding to 10 within the first 24 months as an associate DVM and additional support staff are added. Though this is not a large number, the positions created are high quality employment opportunities, requiring post-secondary and even graduate level education, garnering higher than average salaries. The US Census bureau notes the average median income per capita for Westmont, IL, in 2014 dollars to be approximately \$33,000 per year. Whereas, the average earnings, per year, in Illinois for a veterinary technician: \$35,000, a veterinary practice manager: \$46,000, and veterinarians: \$89,000, far exceed the median.

Impacts to the building owner will include revenue from the lease and the opportunity to reinvest that income toward additional development projects within the community. The maintenance of the building is an unrealized revenue as it is passed on to the business owner and results in increased profit for the owner, over time. Maintenance of the building also retains and improves property values, resulting in higher resale values.

As a business owner, it will allow for the realization of a life long goal, and will be the basis of income, not only for my family, but that of my employees. It will afford the opportunity to practice exquisitely high quality medicine within a community that is supportive, safe, and progressive. This project will be the legacy that I pass on to my children, where new

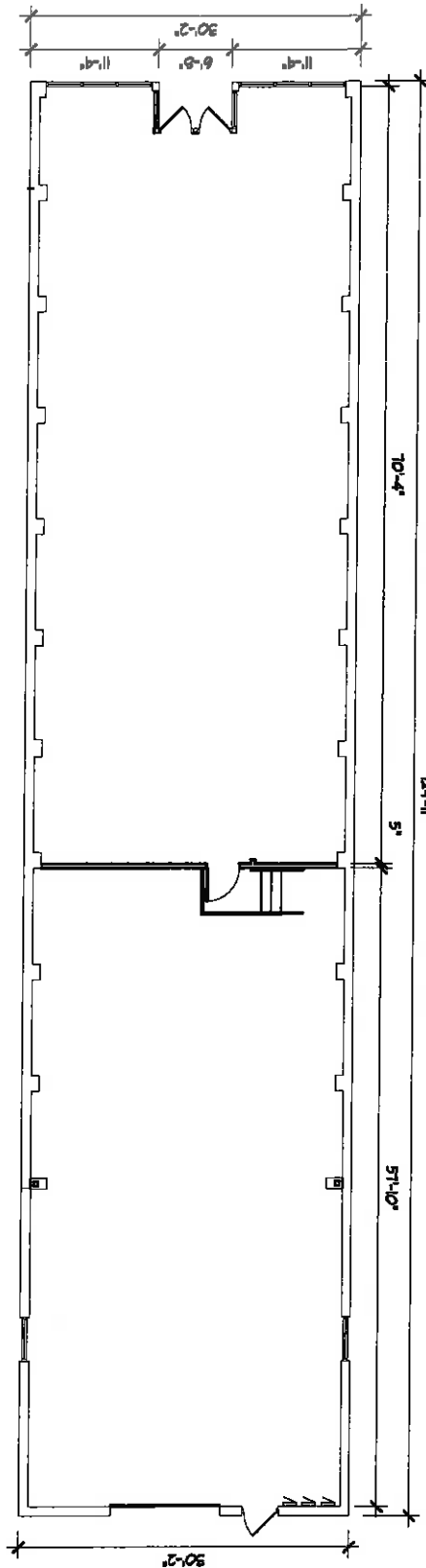


veterinarians learn their trade, where veterinary students come for the opportunities to expand their knowledge base, and residents of Westmont bring their treasured pets for impeccable, loving care.

This is not just a "project". This is the culmination of education, experience, and expertise resulting in a brand of veterinary medicine that doesn't yet exist. I look forward to being a part of your community.

Thank You for Your Consideration,

Dr. Jessica Torok DVM



1 FLOOR PLAN
SCALE: 3/32"=1'-0"



01/11/16

PRELIMINARY



gea architects, ltd.
714 ENTERPRISE DRIVE, SUITE 100
OAK BROOK - ILLINOIS - 60521
PH: 630.412.1000 - F: 630.412.1002
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PROJECT TITLE

35N. CASS AVE.
WESTMONT, IL. 60559

DATE	DRAWING	SK#
10/26/15	OWNER REVIEW	1
01/11/16	OWNER USE	

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF SEPTEMBER 14, 2016

P/Z 16-020: Dr. Jessica Torok, regarding 35 N. Cass Avenue, Westmont

Request for a special use to allow a veterinarian office in the B-1 Limited Business District.

CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

FINDINGS OF FACT: The proposed use will be conducted completely indoors, will serve a public need, and will not be detrimental to the public health or welfare.

CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

FINDINGS OF FACT: The proposed use is not expected to generate adverse noise, odor, light or create other adverse impacts on surrounding property owners. The use will occur indoors and the Applicant will maintain office hours during the day and early evening only.

CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

FINDINGS OF FACT: The proposed use will occupy an existing building. Surrounding property is fully developed. Allowing this use should not impede the redevelopment of surrounding properties.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The property is currently serviced by all necessary utilities, access ways and other facilities.

CRITERIA NO. 5: That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

FINDINGS OF FACT: The proposed use will not be a high traffic use. Parking is available in the rear lot and on the public streets and public parking lots. This use should not generate adverse traffic or concerns for pedestrian safety.

CRITERIA NO. 6: *That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

FINDINGS OF FACT: The proposed use will conform with all requirements of the B-1 Limited Business District and will comply with all other Village codes and ordinances, except for an associated variance sought in conjunction with this special use.

CRITERIA NO. 7: *The proposed use meets the special conditions of Special Condition 1.*

FINDINGS OF FACT: The Applicant is seeking a variance from this special condition. Although the use will be located within 100 feet of a residential district, the use will occur indoors, will not generate adverse traffic, will have access to private and public parking, and no evening hours will be maintained, thereby minimizing any impacts on adjacent residential property.

☒ The Planning and Zoning Commission agrees with the above findings.

☐ The Planning and Zoning Commission does not agree with the above findings.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF SEPTEMBER 14, 2016

P/Z 16-020 – Dr. Torok, regarding 35 N. Cass Avenue, Westmont

Request for a variance to allow a veterinarian office to be located within 100 feet of a residence district.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: The Applicant desires a downtown location to serve nearby residents and to become actively engaged in the community. Most downtown locations, including this property, are located within 100 feet of a residential district, making this variance a necessity for a downtown location. The Applicant could not locate her business and yield a reasonable return without this variance.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

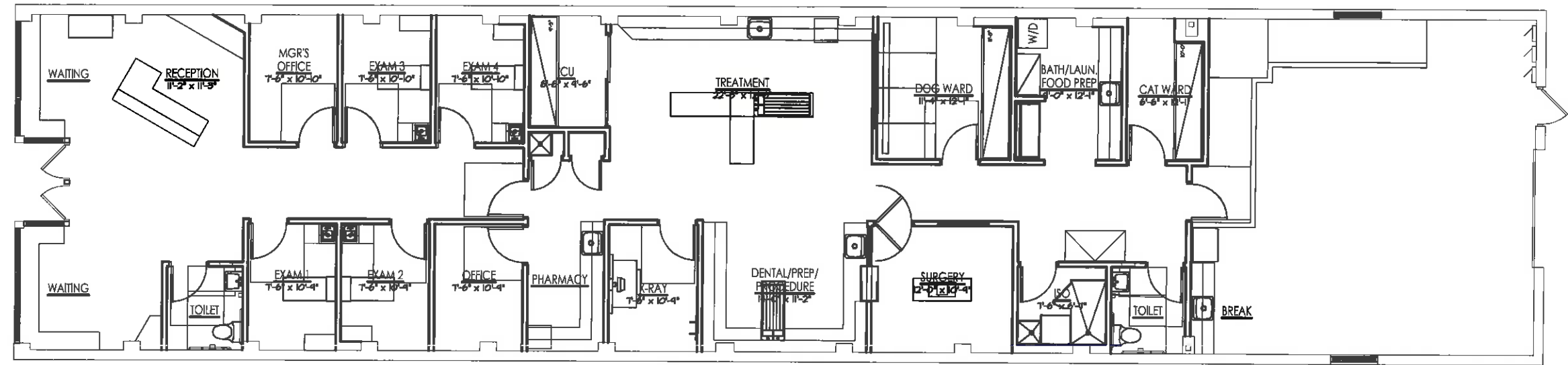
FINDINGS OF FACT: The Applicant proposes to make significant interior and exterior upgrades to this long vacant building, which will benefit nearby residents and business owners.

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

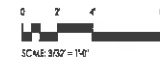
FINDINGS OF FACT: Downtown Westmont has several office uses, including medical office uses, which have not altered the essential character of the area. This use will be conducted indoors, will not have nighttime operations, will not create adverse noise or odors, and will not change the character of the neighborhood or adversely impact nearby residential properties.

 6 The Planning and Zoning Commission agrees with the above findings.

 0 The Planning and Zoning Commission does not agree with the above findings.



PROPOSED FLOOR PLAN



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60457
P: 708.799.4400 F: 708.799.4434
WWW.LINDENGROUPINC.COM



WESTMONT
ANIMAL CLINIC
35 N. CASS AVE.
WESTMONT, IL 60559

DRAWN DESCRIPTION

DATE

2016-0071

PROJECT NUMBER

07-20-2016

DATE

MAG

DRAWN BY

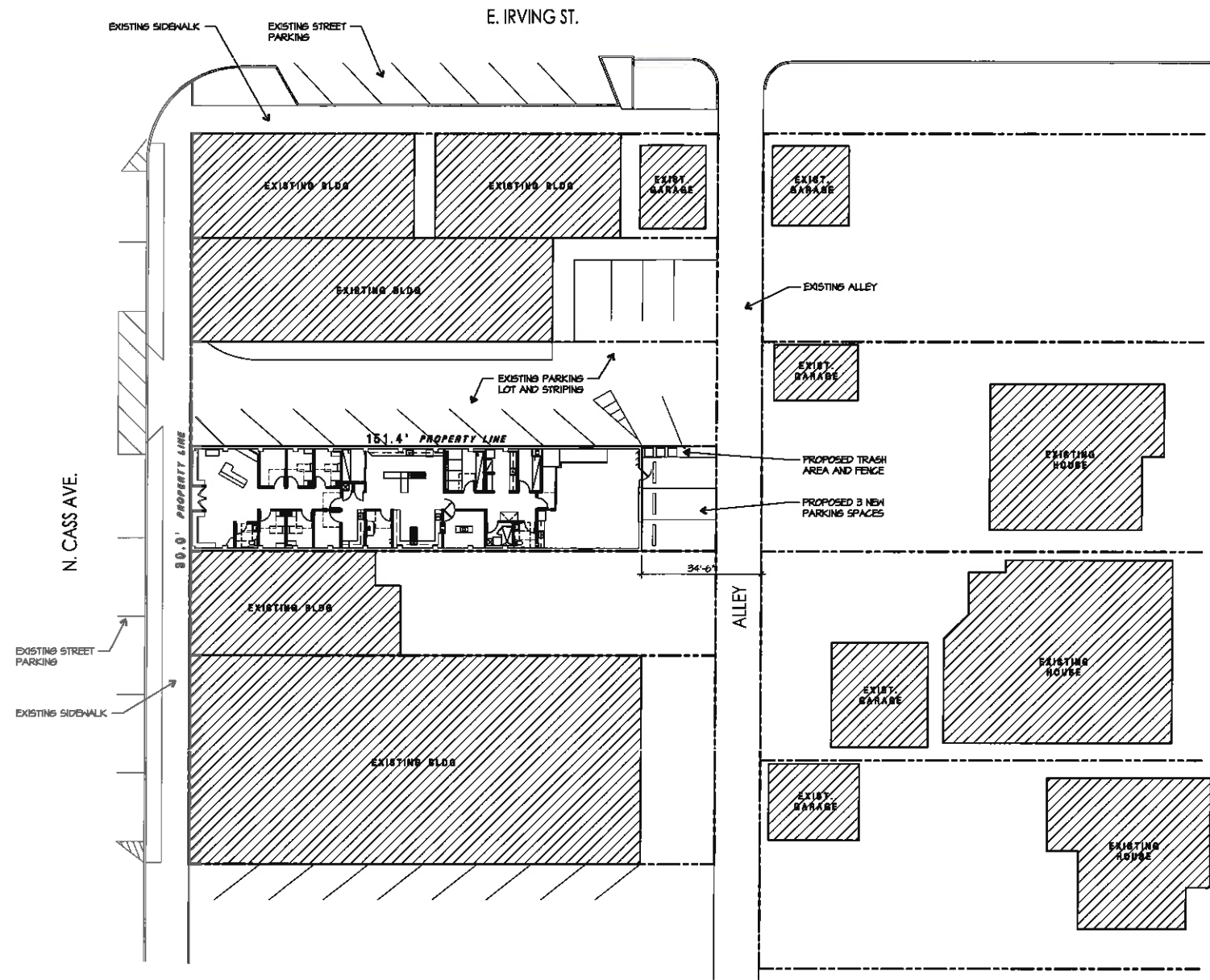
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PROPOSED PLAN

SKETCH SHEET

PA-1.0

REFERENCE DET. / SHEET



PROPOSED SITE PLAN
 0 10' 20' 40'
 SCALE: 1" = 20'-0"

SITE INFORMATION	
SITE ZONING - BI	
PIN# 010112004	
TOTAL SITE AREA =	4,566 SF / 0.10 ACRES
100' REQUIRED SEPARATION FROM RESIDENTIAL	
34'-0" PROVIDED SEPARATION FROM RESIDENTIAL	
PARKING REQUIREMENTS (PER WESTMONT ZONING CODE)	
REQUIRED CUSTOMER PARKING SPACES:	
(1 SPACE PER 4 WAITING ROOM CHAIRS) = 3 SPACES	
ACTUAL SPACES PROVIDED = 3 SPACES	
REQUIRED EMPLOYEE PARKING SPACES:	
(1 SPACE PER EMPLOYEE) = 5 SPACES	
EMPLOYEE PARKING PROVIDED AT METRA PARKING LOT	



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WESTMONT
ANIMAL CLINIC
 35 N. CASS AVE.
 WESTMONT, IL 60559

DATE
 2016-0071
 PROJECT NUMBER

FILE NUMBER
 8-1-2016
 DATE

DRAWN BY

FINAL REVIEW

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ARCHITECTURAL
SITE PLAN

SHEET NAME

A-0.1

SHEET

SHEET OF